



Building Consistency Meeting Minutes – 6.7.17 RESIDENTIAL

Public Attendance (Contractors, Architects, Engineers): 12

MCCE Staff Attendance: 44

Overview of Today's Agenda

- Today's agenda items: 3 recap, 8 new.
- Today's training topic – **No training today.**

Welcome, Housekeeping, & Customer Service

- Mecklenburg County Code Enforcement is abbreviated as MCCE throughout the minutes.
- Consistency meetings in all trades have adopted a 4-hour format with 2-hours for consistency items and 2-hours allotted for ISO & CE. With regard to staff ISO hours, these meetings & trainings are able to be counted as Technical or Mentoring ISO time if one chooses, but any portion of time counted as one ISO category could not also be counted as any other category. Trade consistency meetings are scheduled monthly as follows:
 - Building Consistency (Comm) – 1st Tuesday of every month @ 8am.
 - Building Consistency (Res) – 1st Wednesday of every month @ 8am.
 - Electrical Consistency – 2nd Wednesday of every month @ 8am.
 - Mechanical Consistency – last Tuesday of every month @ 8am.
 - Plumbing Consistency – last Wednesday of every month @ 8am.
- Reminder of deadline established for topic/question submissions to building consistency team:
 - Third Wednesday of every month.
 - Deadline set to allow team time to research/explain code logic behind decisions.
 - Submit by email to Jeff Vernon, Bldg Code Administrator
jeff.vernon@mecklenburgcountync.gov
 - Submit online:
<http://charmeck.org/mecklenburg/county/LUESA/CodeEnforcement/Tools/Forms/Pages/ConsisTopicSubmit.aspx>
- Training topics for future building consistency meetings, Comm (C) & Res (R). Topics in **bold** are approved to count toward CE credit hours; all topics count toward ISO hours.
 - July 4 - (C) – Cancelled due to holiday
 - July 5 - (R) – TBD
 - Upcoming topics will include 2018 Code Changes (dates TBD)
- Building code qualification classes at CPCC
 - 2017 July 21-23; Aug 5 & 6 – Level III
 - 2017 Sep 22-24; Oct 7 & 8 – Level II
 - 2017 Nov 17-19; Dec 1-3 – Level I
- **Miscellaneous Code changes mentioned by Jeff Vernon, Bldg Code Administrator:**
 - The BCC votes on the 2018 NC Code next week. If approved, then the 2018 NC Codes are allowed to be used as an alternate (once approved by the Rules & Review Committee) until they become the acting code on Jan 1, 2019.
 - Design Professionals & Designers can use the **entire body** of the 2018 NC Codes as an alternate without applying under the established Alternate Methods/Materials submittal process. This would mean the entire project is designed fully under the 2018 NC Codes.



Building Consistency Meeting Minutes – 6.7.17 RESIDENTIAL

- If only parts of the 2018 NC Codes are used for specific elements and the rest is the current 2012 NC Codes, then the Design Professional or Designer would have to apply under the Alternate Methods/Materials for each element.
- A proposed change to shift authority for fire sprinkler enforcement from the Fire Marshal to the Bldg Official has been postponed until the September BCC meeting.
- Proposed changes to the Appendix B are coming from the State level. The changes involve a condensing/simplifying of the document and the creation of a standard version to used statewide.

Residential Consistency (3 review items, 8 new items) – 2 hrs of Tech ISO

1. Open items or unresolved questions from last meeting:

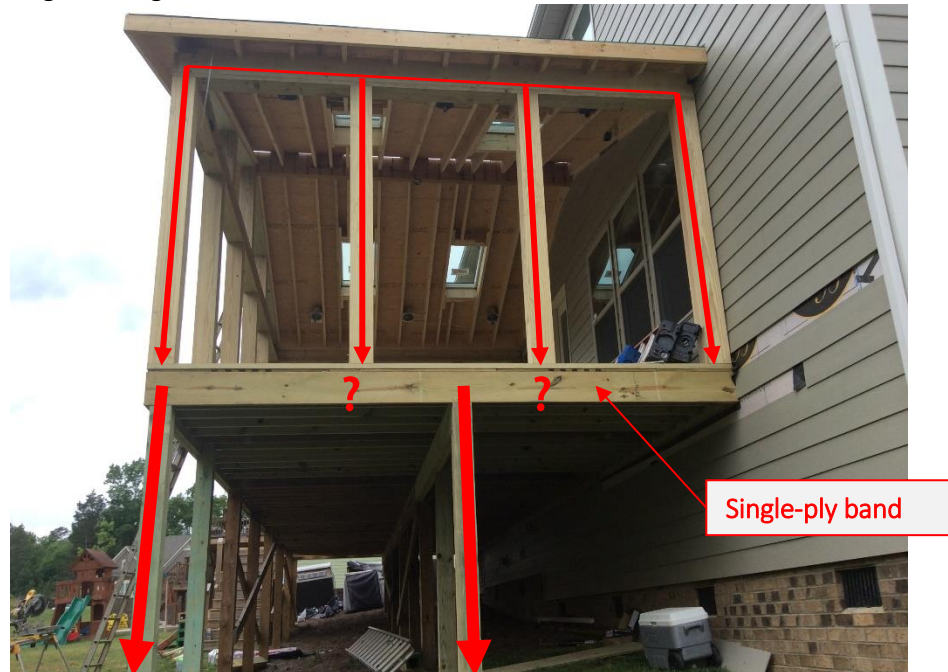
- a. **Can you field cut the vertical height of CMU at the top of foundation walls & piers?**
 - The NC DOI interpretation about plates & shims @ girders is still being researched & will be included in the July Consistency meeting.
 - Jeff Griffin, Res Inspections Manager, said shims could be up to 4" thick; at 4" or greater the shim has to be masonry. Shims have the following req'mts:
 - The masonry below shims shall be solid.
 - Shims shall be the same species or better than the member they are supporting.
 - Shims for LVLs shall be steel.
 - Wedge shims are not allowed.
- b. **Are single-ply headers allowed on stair landings?**
 - MCCE will look at each installation to see what the span is and what connectors/fasteners are used when a pre-engr'd stair is utilized. With proper documentation, a single-ply header could be allowed, but the burden of proof is on the Design Professional.
 - Brian Goins, Multi-trade Inspector, asked if the pre-engr'd stair units are being inspected by a 3rd party in the manufacturing plant. A representative in attendance for Ryan Homes said that quality control is supposed to be taking place in the plant. Jeff Griffin, Res Inspections Manager, said the units are still stick built and not considered modular. Therefore, they don't receive a true 3rd party inspection.
 - Patrick Biddy, Plans Examiner, commented that the plans say "per NC Res Code", which requires hangers for bearing. If the design of the stair landing is actually engr'd, the plans should reiterate that and the engr'g documents should be on site.
- c. **Do req'mts of HB 794 – NC Permitting Efficiency Act of 2017 apply to any agency issuing permits or just Code Enforcement?**
 - Under HB 794, the local Authority Having Jurisdiction (AHJ) must publish a list of all the req'mts to get a permit and must give a schedule showing the maximum amount of days required to obtain a permit.
 - The way the text reads does seem to include all County & City agencies, not just Code Enforcement.



Building Consistency Meeting Minutes – 6.7.17 RESIDENTIAL

2. Load distribution & point loads?

- a. Section R301.1 – Design Criteria states the const of bldgs shall result in a system that provides a complete load path meeting all req'mts for the transfer of loads from point of origin through to the foundation.



3. When are double trimmers required on framed openings?

- a. Per R502.10, trimmers shall be doubled:
 - When they carry a single header joist that is located 3' or greater from the trimmer joist bearing.
 - When the header joist is doubled b/c its span exceeds 4'.

4. Is an I-joist layout sheet req'd in the plan set?

- a. No, but if it is included in the plans, then all blocking & specifications of beams & girders shall also be included in the plans.
- b. Patrick Bidy, Plans Examiner, mentioned that floor system layouts from the supplier often do not match the engr'd layout designed by the Struc Eng'r in the plans. The Customer needs to make sure everything matches before the plans are submitted for review.
- c. Tony Kiser, Multi-trade Inspector, mentioned that the floor system layouts from the supplier need to be labeled "For Construction".

5. Does all trade work have to be completed in concealed areas (porches, overhangs, fireplaces, showers, etc.) prior to an exterior sheathing inspection?

- a. No, trade work & cutting/notching that will remain visible & able to be inspected after the sheathing inspection is complete can be incomplete at time of sheathing inspection; this is the responsibility of the Contractor to ensure.
- b. Brandon Burgin, Inspection Supervisor, said pipe boots need to be installed prior to interior sheathing inspection.



Building Consistency Meeting Minutes – 6.7.17 RESIDENTIAL

- c. Chris Kearns, Contractor, said the key is for the Contractor to state specifically what they want looked at when they schedule a sheathing inspection. You may have to have multiple sheathing inspections, but that's the GC's job to manage the project.
 - d. Areas specified to be included in the sheathing inspection should be allowed to proceed after the inspection passes if all things in that area were looked at.
 - e. Communication with your Field Inspector is paramount.
6. **Can studs be notched over foundation anchors? Can anchors be closer together to avoid placement under stud packs for inspection?**
- a. No, studs shall not be notched within bottom or top 6" per R602.6, item 1.
 - b. Anchor spacing shall be 7" min for standard ½" anchor bolts and per manufacturer's instructions for pre-engr'd anchorage devices.
 - c. There will be further discussion at next month's meeting on a possible solution to foundation anchorage in a lug wall with a stud pack. Simpson Strong-tie has released a new product that could address this condition.
7. **What are the req'mts for posting the site address?**
- a. Section R319.1 provides the req'mts for address numbers posted to identify a site.
 - b. The address numbers are not req'd to be on the house as long as they meet criteria of R319.1.
 - c. MCCE will not accept address numbers mounted on a door or window of the house due to inconsistent visibility when the door is opened, as lighting conditions change throughout the day, and when curtains are open or closed.
8. **What are the floor elevation req'mts at the req'd egress door?**
- a. Section R311.3.1 specifically requires a landing or floor at the req'd egress door that is a maximum of 1-1/2" lower than the door threshold.
 - There is an exception allowing a maximum of 8-1/4" drop to the landing as long as the egress door doesn't swing out over the landing or floor.
 - b. Please do not confuse these req'mts for the req'd egress door with the req'mts of R311.3.2 for **other** exterior doors which are allowed an 8-1/4" drop to the landing regardless of door swing.
 - c. Where a landing is req'd, it shall be no less than the width of the door and shall have a minimum dimension of 36" in the direction of travel per R311.3.
9. **Do all plywood seams under an HVAC attic platform with pull down stair access have to be blocked?**
- a. Yes, MCCE looks at those areas as floors. One would follow the span rating & attachment schedule indicated in the code unless the sheathing is T&G. MCCE has allowed a double layer of 7/16" sheathing with the layers crossing each other on a case-by-case basis.
10. **Questions / clarifications / comments from the floor:** None.

Training Topic – No Training Today